167.0	0002	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,048,500 / 1,048,500
					USE VALUE:	1,048,500 / 1,048,500
					ASSESSED:	1,048,500 / 1,048,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		FLORENCE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCABE DANIEL H
Owner 2:	HANSEN CHERYL
Owner 3:	
Street 1:	3 FLORENCE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MCCABE DANIEL H -
Owner 2:	-
Street 1:	3 FLORENCE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 12,348 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1907, having primarily Clapboard Exterior and 2118 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	12348.000	489,300	5,900	553,300	1,048,500
Total Card	0.283	489,300	5,900	553,300	1,048,500
Total Parcel	0.283	489,300	5,900	553,300	1,048,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 495.04 | /Parcel: 495.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 110285
GIS Ref:
GIS Ref:
Insp Date: 07/21/18

PREVIOUS ASSESSMENT

Parcel ID: 167.0-0002-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	489,400	5900	12,348.	553,300	1,048,600	1,048,600	Year End Roll	12/18/2019
2019	104	FV	398,600	5900	12,348.	553,300	957,800	957,800	Year End Roll	1/3/2019
2018	104	FV	398,600	5900	12,348.	490,100	894,600	894,600	Year End Roll	12/20/2017
2017	104	FV	375,500	5900	12,348.	411,000	792,400	792,400	Year End Roll	1/3/2017
2016	104	FV	375,500	5900	12,348.	411,000	792,400	792,400	Year End	1/4/2016
2015	104	FV	318,000	6000	12,348.	355,700	679,700	679,700	Year End Roll	12/11/2014
2014	104	FV	318,000	6000	12,348.	343,800	667,800	667,800	Year End Roll	12/16/2013
2013	104	FV	329,500	6000	12,348.	327,200	662,700	662,700		12/13/2012

!12897!

PRINT

Date	Time
12/11/20	02:55:22

LAST REV

Date	Time
08/03/18	09:36:45

mmcmakin

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12897

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCCABE DANIEL H	52931-496		6/5/2009	Family	99	No	No		
JAQUES EMILIO	27917-513		11/26/1997		365,000	No	No		Y

USER DEFINED

Prior Id # 1:	110285
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2015	151	Manual	1,500					Install beam in li
3/15/2000	141	Porch	19,000					PORCH, RESIDE
6/4/1999	317	Alterati	2,000					REPAIR GARAGE DOOR
5/12/1998	274	Re-Roof	13,000					REROOF/GUTTERS
1/7/1998	8	Redo Kit	4,800					REMODEL KIT/WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2018	MEAS&NOTICE	HS	Hanne S
11/10/2008	Measured	345	PATRIOT
12/14/1999	Mailer Sent		
12/13/1999	Measured	163	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12348		Sq. Ft.	Site		0	70.	0.64	8									553,311						553,300	

Total AC/HA: 0.28347 | Total SF/SM: 12348 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 553,311 | Spl Credit | Total: 553,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1907	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Good
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.20118105
Const Adj.:	0.98990101
Adj $ / SQ:	190.248
Other Features:	144000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	664795
Depreciation:	175506
Depreciated Total:	489289

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	4	2	
Totals			
2	10	4	

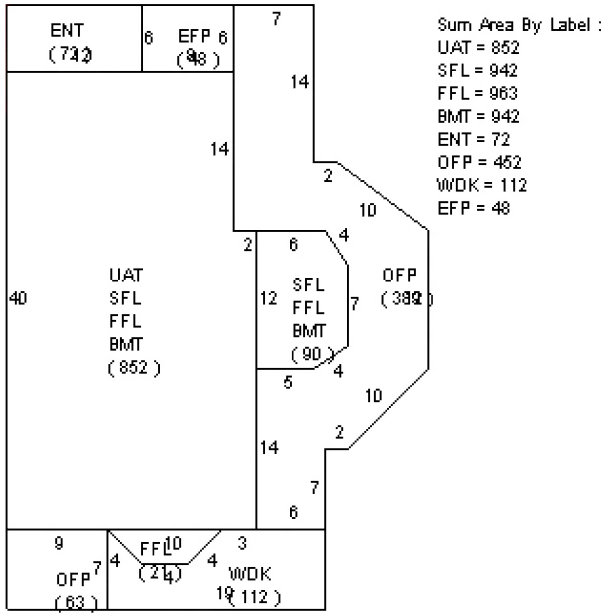
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	209.27
Special Features:	0	Val/Su Net:	130.69
Final Total:	489300	Val/Su SzAd	256.85

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	963	190.250	183,209
BMT	Basement	942	57.070	53,764
SFL	Second Floor	942	190.250	179,214
OFP	Open Porch	452	19.950	9,016
UAT	Upper Attic	213	133.170	28,366
WDK	Deck	112	14.780	1,655
ENT	ENTRY	72	23.410	1,686
EFP	Enclos Porch	48	71.870	3,450
	Net Sketched Area:	3,744	Total:	460,360
Size Ad	1905	Gross Are	4383	FinArea 2118

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 167.0-0002-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1940	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	19X14	A	AV	1998	3.66	T	16.8	104			800			800

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900